



THE
A-TEAM

**RE/MAX
FIRST**

189 NORTHERN LIGHTS Crescent, Langdon T0J 1X2

MLS® #: **A2178557** Area: **NONE** Listing Date: **11/12/24** List Price: **\$769,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,459**
Lot Information Low Sqft:
 Lot Sz Ar: **7,405 sqft** Ttl Sqft: **1,459**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Aggregate, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`7" x 9`9"	Living Room	Main	15`7" x 16`1"
Kitchen	Main	9`3" x 15`6"	Dining Room	Main	9`6" x 13`0"
Bedroom - Primary	Main	11`9" x 12`11"	5pc Ensuite bath	Main	9`4" x 11`4"
Bedroom	Main	9`7" x 9`10"	4pc Bathroom	Main	5`2" x 7`11"
Laundry	Main	4`3" x 5`0"	Mud Room	Main	3`7" x 8`11"

Family Room
Bedroom
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement
Basement

14`9" x 15`7"
11`3" x 11`7"
5`2" x 8`5"
9`0" x 18`6"

Den
Bedroom
Storage

Basement
Basement
Basement

10`6" x 17`6"
10`9" x 11`11"
8`6" x 12`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111497

Zoning:
R1

Remarks

Pub Rmks:

Spacious FULLY DEVELOPED BUNGALOW with about 2,500 sq ft including the finished basement. This wide open floor plan features 4 bedrooms, 2.5 bathrooms, chef's kitchen with upgraded Samsung gourmet kitchen appliances, extended upper cabinets, quartz counter tops and a large walk through pantry. The basement is beautifully finished with a games room, media room and two large sized bedrooms. This gorgeous home is situated in Langdon, a quiet FAMILY FRIENDLY COMMUNITY away from the hustle and bustle and only 20 minutes to Calgary.

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123